

Document #4974

11/5/87

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY

RE: MODIFICATION OF THE URBAN RENEWAL PLAN OF THE SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS R-56 AND AUTHORIZATION TO PROCLAIM BY CERTIFICATE THIS MINOR MODIFICATION.

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-56, was adopted by the Boston Redevelopment Authority on September 23, 1965 and approved by the City Council of the City of Boston on December 6, 1965; and

WHEREAS, Section 1201 of Chapter 12 of said Plan entitled: "Modifications" provides that the Urban Renewal Plan may be modified at any time by the Authority without further approval provided that the proposed modifications do not substantially or materially alter or change the Plan; and

WHEREAS, Section 602 of Chapter 6 of the said Urban Renewal Plan entitled: "Land Use and Building Requirements" designates "Residential - upper floors, Commercial - ground floor" as the permitted use for Parcel 16;

WHEREAS, it is the opinion of the Authority that the minor modifications with respect to Parcel 16 is consistent with the objectives of the South End Urban Renewal Plan; and

WHEREAS, the Authority is cognizant of Chapter 781 of the Acts and Resolves of 1972 with respect to minimizing and preventing damage to the environment; and

WHEREAS, the proposed amendment to the Plan is a minor change and may be adopted within the discretion of the Authority pursuant to Section 1201 of said Plan;

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Section 602, Table A "Land Use and Building Requirements" Parcel 16, is hereby modified by the deletion therefrom of "Permitted Land Use";
2. That the permitted use for Parcel 16 shall be "Residential, Commercial - ground floor, underground parking";
3. That the Setback, Height, Density, Parking and Planning and Design Controls for Parcel 16 are hereby modified by the substitution therefor of "subject to Authority approval";
4. That the area of Parcel 16 shall be subdivided to create Parcels 16 and 16A; Parcel 16 shall contain 97,955 square feet and shall be bounded on the West by Columbus Avenue, on the East by Tremont Street, on the North by Camden Street, and on the South by a New Street to be constructed over an existing Metropolitan District Commission sewer easement;

5. That the proposed modification is found to be a minor modification which does not substantially or materially alter or change the Plan;

6. That all other provisions of said Plan not inconsistent herewith be and are continuing in full force and effect;

7. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable and feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

8. That the Director be and hereby is authorized to proclaim by certificate these minor modifications of the Plan, all in accordance with the provisions of the Urban Renewal Handbook, RHM7207.1, Circular dated June 3, 1970.



- RESIDENTIAL 
- COMMERCIAL 
- OPEN SPACE 
- INSTITUTIONAL 
- INDUSTRIAL 

PROPOSED LAND USE

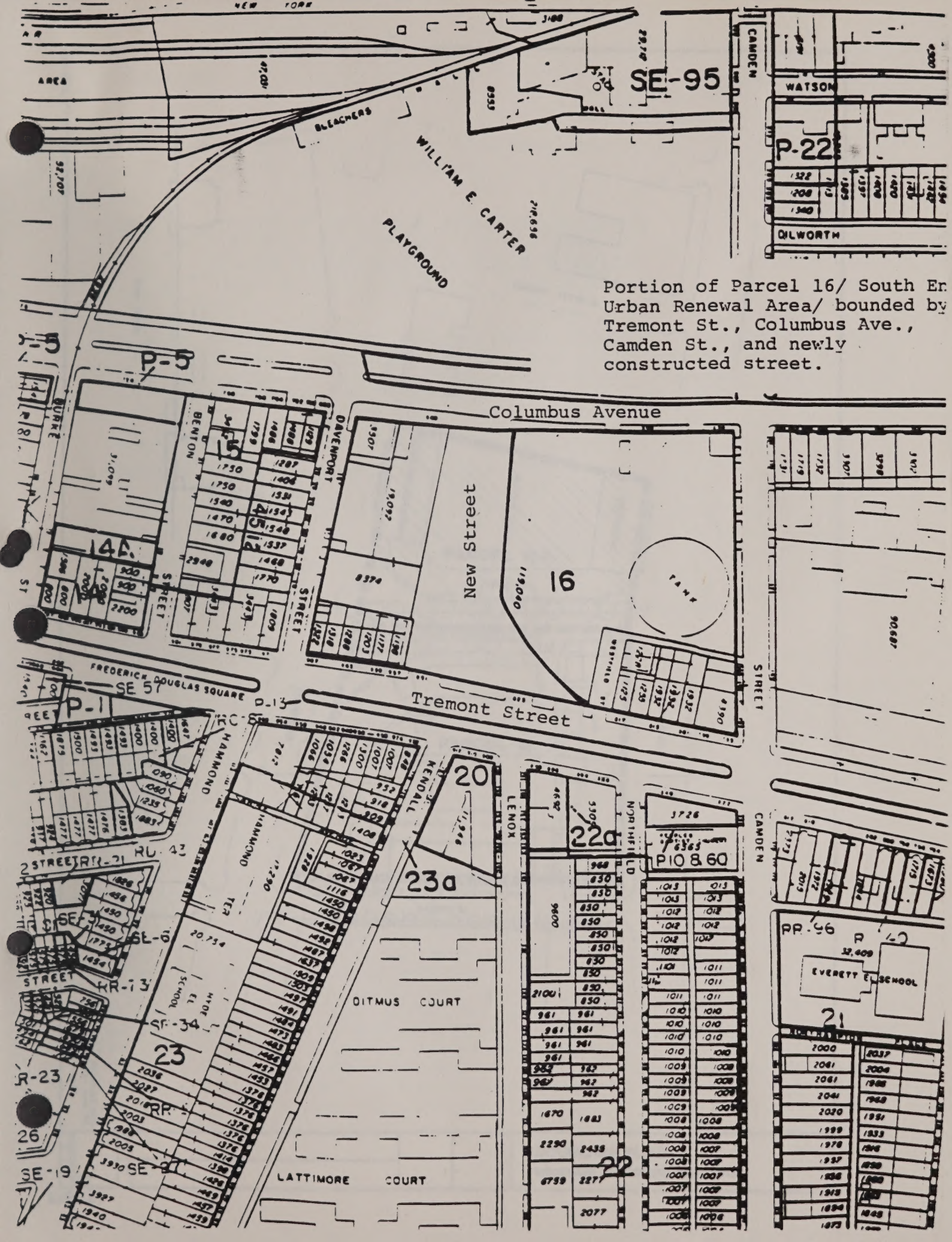
DATE: DWM REVISED: AUG 63
BY: JAE
MAY 1963 - 2-12



South End
Urban Renewal
Area R-56

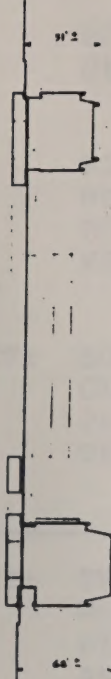
BOSTON REDEVELOPMENT AUTHORITY





Portion of Parcel 16/ South End Urban Renewal Area/ bounded by Tremont St., Columbus Ave., Camden St., and newly constructed street.

CROSS SECTION



FORMERLY BENTON ST.

PARCEL 16A

RESIDENTIAL

Parking Garage

PARCEL 16

TRENTON ST.

COLUMBUS AVE.

CAMDEN ST.

SCALE: 1/8" = 1'-0"
DATE: JAN 1984

DOUGLASS PLAZA

DOUGLASS ASSOCIATES DEVELOPER

MEMORANDUM

NOVEMBER 5, 1987

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: RICARDO A. MILLETT, ASSISTANT DIRECTOR
MUHAMMAD ABDUS-SABUR, DEPUTY DIRECTOR
ROBERT W. RUSH, SENIOR PROJECT MANAGER
KELLY D. KING, ASSISTANT GENERAL COUNSEL

SUBJECT: SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56, PRO-
CLAIMER OF MINOR MODIFICATIONS OF THE URBAN RENEWAL PLAN OF
PARCEL 16, BOUNDED BY TREMONT STREET, COLUMBUS AVENUE, CAM-
DEN AND DAVENPORT STREETS.

SUMMARY: THIS MEMORANDUM REQUESTS THAT THE AUTHORITY ADOPT A MINOR
MODIFICATION TO THE SOUTH END URBAN RENEWAL PLAN: (1) SUB-
DIVISION OF REUSE PARCEL 16 AND THE CREATION OF PARCELS 16
AND 16A; (2) AMENDMENT OF SECTION 602 THEREOF, TABLE A,
"LAND USE AND BUILDING REQUIREMENTS" FOR PARCEL 16 TO ALLOW
MIX GROUND FLOOR USES INCLUDING RESIDENTIAL WITH PARKING UN-
DERGROUND; AND (3) AUTHORIZATION FOR THE DIRECTOR TO PRO-
CLAIM BY CERTIFICATE THESE MINOR MODIFICATIONS.

Parcel 16, containing approximately 176,700 square feet of vacant
land, is bounded by Tremont, Camden and Davenport Streets and Columbus
Avenue in the South End Urban Renewal Area, Project No. Mass. R-56.
According to the 1965 South End Urban Renewal Plan, Parcel 16 was
identified as a re-use Parcel scheduled for acquisition and develop-
ment for residential and commercial purposes. Specifically, Section
602 thereof, Table A, entitled "Land Use and Building Requirements,"
sets forth "Residential - upper floors, Commercial - ground floor" as
permitted uses.

On June 4, 1987, Douglass Plaza Housing Company I Limited Partner-
ship was finally designated as Redeveloper of a 97,955 square foot
portion of Parcel 16 bounded on the North by Camden Street, on the
West by Columbus Avenue, on the East by Tremont Street, and on the
South by a New Street to be constructed over an existing Metropolitan
District Commission sewer easement. The Redeveloper proposes to dev-
elop Phase I of Douglass Plaza, a mixed income housing project with
ground floor commercial space. The Redevelopment will include (1) 122
rental apartments, 30 percent of which will be rented to low income
families; (2) 42 for-sale residential units of which 25 percent will
be affordable to moderate income families, provided that adequate sub-
sidies are available; (3) 7,000 square feet of commercial space and a
management office for the development; (4) an approximately 146-car,
underground parking garage; and (5) landscaped interior open space
with a "tot lot."

Section 1201 of the South End Urban Renewal Plan provides that minor modifications may be made at any time by the Boston Redevelopment Authority when such modifications are found to be in the reasonable opinion of the Authority, minor, and not substantial or material alterations of the Plan.

Accordingly, it is necessary to effect a minor modification of the South End Urban Renewal Plan in order to change the primary use allowed for Parcel 16 to "Residential, commercial on ground floor, and underground parking," and to subdivide the Parcel in to Parcels 16 and 16A. This is necessary because the development of a unified site requires a mix of ground floor uses including residential with parking underground.

In order to proceed with the development of Phase I of Douglass Plaza, it is recommended that: (1) Parcel 16 be subdivided to create Parcels 16 and 16A; (2) an amendment of Section 602 thereof, Table A, "Land Use and Building Requirements" be made to provide that "Residential, commercial on ground floor, and underground parking" be permitted uses under the Plan; and (3) the Director be authorized to proclaim by certificate these minor modifications.

It is, therefore, recommended that the Authority adopt the attached Resolution modifying the South End Urban Renewal Plan to subdivide Parcel 16, thereby creating Parcels 16 and 16A and to provide that "Residential, commercial on ground floor, and underground parking" permitted uses under the Plan.

In the opinion of the General Counsel, the proposed modifications are minor and do not, substantially or materially, alter or change the Plan.

